


Come and See the Final Draft Subarea Plan


It's not too late to get involved. Come to the project's *last open house* and give us your thoughts on the final draft subarea plan. Your opinion is important.

**Wednesday, October 22, 2003**  
**6:00-8:00 pm**  
**Illahee Elementary School Media Center**  
**19401 SE 1st Street**  
**Vancouver, Washington**


Project Partners



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Who to Contact

Call, write, or e-mail us with your questions or comments.

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**Web Site**  
For up-to-date project information, visit our project web site at [www.clark.wa.us/comdev/longrange/section30.asp](http://www.clark.wa.us/comdev/longrange/section30.asp).

section30update

Issue 2

October 2003

Planning for Future Growth

A project is underway to plan the future growth and development of Section 30, a square mile bounded by NE 18th Street to the north, NE 192nd Avenue to the east, SE 1st Street to the south, and NE 172nd Avenue to the west. The plan will specify the location of future development, such as commercial retail, office, light industrial, and recreational uses. It is intended to encourage the creation of new jobs and services in a way that integrates well with the surrounding area and enhances the quality of life for area residents and businesses.

Section 30 is home to a variety of land uses including mineral extraction and processing, Harmony Sports Complex, rifle ranges, a winery, and residential subdivisions. While many of the existing operations likely will remain for many years to come, planning for future development is important to local property owners and residents.

Public Input—Turning Concepts Into a Plan

Property owner and public participation in the development of the subarea plan is critical to its success. The consultant team developed three preliminary development concepts using extensive input from property owners, the general public and the Section 30 Advisory Committee. The development concepts identify possible locations for future development, open space/sports fields, and new roads. All three concepts provide for significant employment generating development and open space/sports field components. What differs is the location of the various uses and the alignment of future roads.

Option I proposes new north-south and east-west roads extending through the center of the site, making it more easily accessible for new development. This option has an extensive road network and provides good circulation. In this option the Harmony Sports Complex would remain in its current location. *(Continued on page 2)*

Next Steps and Upcoming Public Meetings

The draft concept plan will continue to be refined using feedback from the public and the Advisory Committee. The schedule below reflects upcoming opportunities to view and provide input on the draft concept plan.

**October 13**  
**6:00-8:00 pm**

**Advisory Committee Meeting #3** at Fisher's Landing Transit Center in the Rose Besserman Room, 3510 SE 164th Avenue. Topics: Review and refine draft concept plan.

**October 22**  
**6:00-8:00 pm**

**FINAL Open House** at Illahee Elementary School Media Center, 19401 SE 1st Street. Topics. Review and refine final draft subarea plan.

**November 17**  
**6:00-8:00 pm**

**Advisory Committee Meeting #4** at Fisher's Landing Transit Center in the Rose Besserman Room, 3510 SE 164th Avenue. Final review of preferred subarea plan.

**December**

**Work Session.** Joint Board of County Commissioners and Vancouver City Council work session on the preferred subarea plan.

**January 2004**

**Public Hearings.** Subarea plan will be considered by Clark County Commissioners and Vancouver City Council in separate public hearings.

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(Continued from page 1)

Option II proposes a new road that cuts diagonally through the site from NE 192nd Avenue to NE 18th Street as well as a new east-west road. New roads within Section 30 would provide good access to new development. This option would move the Harmony Sports Complex to the low lying northwestern corner of the site and its current site would be mined and redeveloped.

Option III is designed with a community park and the Harmony Sports Complex in the center. In this option, the perimeter of the site would be raised to be more level with the surrounding areas. Interior parcels are served by access roads. This plan has fewer roads and very little on-site circulation.

### Draft Concept Plan

Through an extensive public and property owner review and feedback process the three options were narrowed down into a single draft concept plan. This draft concept plan was then presented to the Advisory Committee for review and comment on September 15.

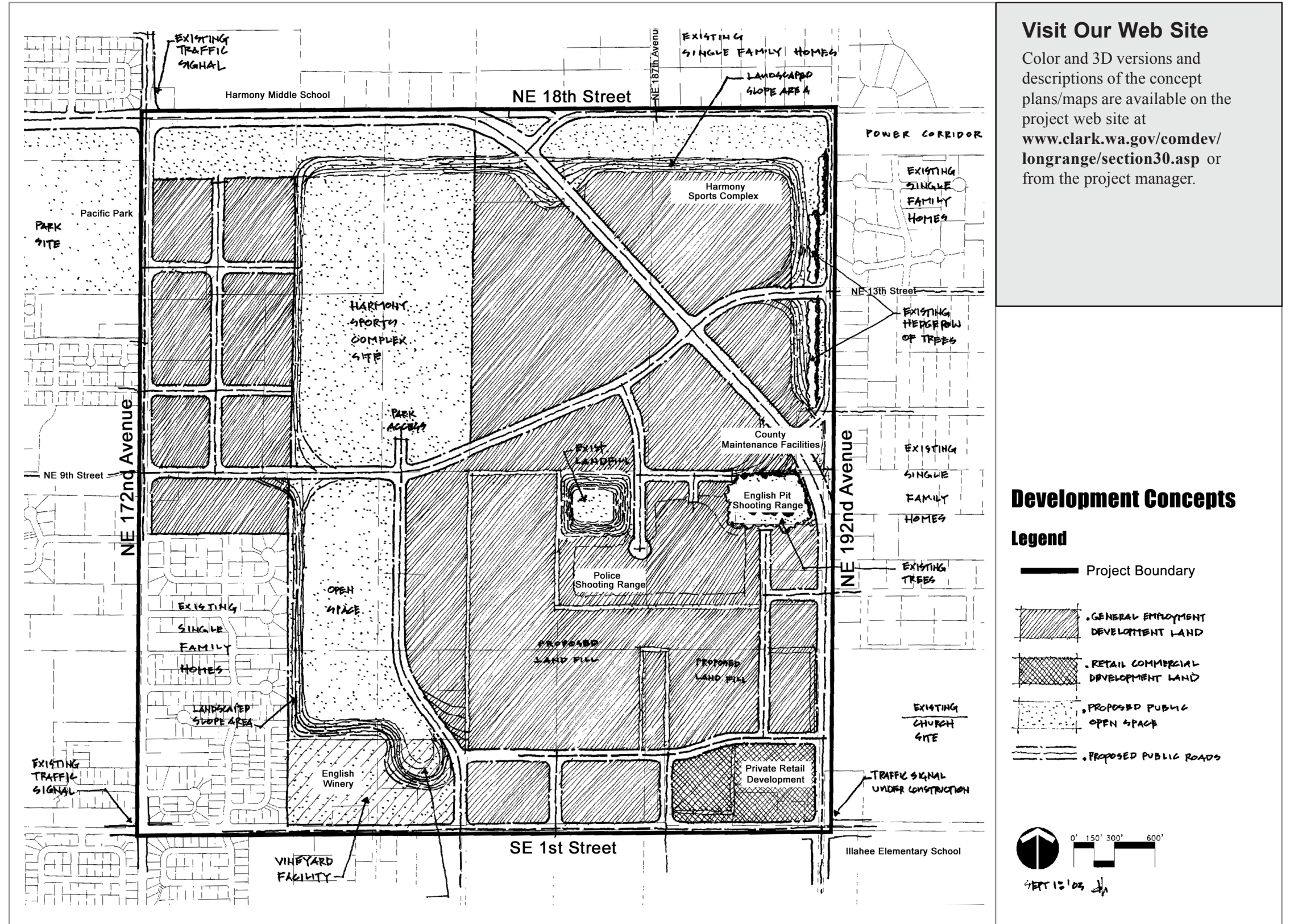
The Advisory Committee generally favored a new road that cuts diagonally through the site from NE 192nd Avenue to NE 18th Street. This road would provide primary access to the northeastern corner of the site, shifting traffic off of NE 192nd Avenue and NE 18th Street. The draft concept plan (shown right) retains the Central Park theme from Option III, and adds an east-west collector street through it. The perimeter grade is elevated and the existing Harmony Sports Complex site would be mined after the sports complex is relocated to the north-central portion of the site.

The draft concept plan incorporates existing proposed development, such as the retail project on the south-east corner of the site, and the nearby landfill.

## Tell Us What You Think

We are very interested in getting your feedback on this draft concept plan. Community input will be considered as the plan continues to evolve over the next few months. Let us know what you think. What do you like about the plan? How could the plan be improved? You can send your comments in writing, by e-mail, or bring them to the next open house. You'll find contact information on the back page.

## Draft Concept Plan, September 24, 2003



### Visit Our Web Site

Color and 3D versions and descriptions of the concept plans/maps are available on the project web site at [www.clark.wa.gov/comdev/longrange/section30.asp](http://www.clark.wa.gov/comdev/longrange/section30.asp) or from the project manager.

### Development Concepts

#### Legend

- Project Boundary
- General Employment Development Land
- Retail Commercial Development Land
- Proposed Public Open Space
- Proposed Public Roads

